

037.A

0002

0020.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
689,600 / 689,600  
689,600 / 689,600  
689,600 / 689,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
20-22		MYSTIC VALLEY PKWY, ARLINGTON

## OWNERSHIP

Unit #: 20

Owner 1:	GOODRICH WILLIAM &
Owner 2:	SHEEDY KAITLIN
Owner 3:	

Street 1: 20 MYSTIC VALLEY PKWY UNIT 20

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: ROCCO JOSEPH &amp; KATHARINE -

Owner 2: -

Street 1: 20 MYSTIC VALLEY PKWY UNIT 20

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Aluminum Exterior and 1830 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7838			Med. Tr	-10						G8	1.					

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	689,600			689,600		281404
							GIS Ref
							GIS Ref
							Insp Date
							05/25/18

PREVIOUS ASSESSMENT									Parcel ID	037.A-0002-0020.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV	689,600	0	.	.	689,600		Year end	12/23/2021	
2021	102	FV	669,500	0	.	.	669,500		Year End Roll	12/10/2020	
2020	102	FV	659,500	0	.	.	659,500	659,500	Year End Roll	12/18/2019	
2019	102	FV	576,000	0	.	.	576,000	576,000	Year End Roll	1/3/2019	
2018	102	FV	509,700	0	.	.	509,700	509,700	Year End Roll	12/20/2017	
2017	102	FV	464,800	0	.	.	464,800	464,800	Year End Roll	1/3/2017	
2016	102	FV	428,200	0	.	.	428,200	428,200	Year End	1/4/2016	
2015	102	FV	395,700	0	.	.	395,700	395,700	Year End Roll	12/11/2014	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROCCO JOSEPH &	67548-148		6/30/2016		575,000	No	No		
ROCCO JOSEPH &	48629-509		12/8/2006		412,000	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/25/2018										Measured	DGM	D Mann					
3/15/2017										SQ Returned	EMK	Ellen K					
4/5/2007										External Ins	BR	B Rossignol					

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_



**EXTERIOR INFORMATION**

Type:	99 - Condo Conv	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**


**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units:	1
Level	FY	LR	DR	D K FR RR BR FB HB L O
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs:	7	BRs:	3
	Baths:	2		HB

UnSketched SubAreas:  
GLA: 1830,

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1927
Eff Yr Blt:	
Alt LUC:	
Jurisdict:	G17
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	50% - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION****PHYS COND****FUNCTIONAL****ECONOMIC****SPECIAL****override**

GV - Good-VG

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